

# UNOFFICIAL COPY

Prepared by:

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Schulyer, Roche & Crisham, P.C.  
180 N. Stetson Ave., Suite 3700  
Chicago, IL 60601



Doc#: 1326016023 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2013 02:14 PM Pg: 1 of 4

## WARRANTY DEED

THE GRANTOR, Testa Properties, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(s) and Warrant(s) to Marquez Investment Group, LLC, a California limited liability company, the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit A Attached hereto

**REAL ESTATE TRANSFER** 09/17/2013

SUBJECT TO:



**CHICAGO:** \$0.00  
**CTA:** \$0.00  
**TOTAL:** \$0.00

See Exhibit B Attached hereto.

17-20-130-013-0000 | 20130901602754 | 3W2XG3

The Real Estate conveyed herein is not subject to the Homestead Exemption Laws of the State of Illinois.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming same by, through or under it but no further or otherwise.

Permanent Real Estate Index Number(s): 17-20-130-013-0000.

Address(es) of Real Estate: 1501 S. Blue Island Avenue, Chicago, Cook County Illinois.

In Witness Whereof, the undersigned has set his hand and seal on September 16, 2013.

REAL ESTATE TRANSFER		09/17/2013
	<b>COOK</b>	\$1,550.00
	<b>ILLINOIS:</b>	\$3,100.00
	<b>TOTAL:</b>	\$4,650.00

17-20-130-013-0000 | 20130901602754 | YDYPFD

TESTA PROPERTIES LLC, an Illinois limited liability company

By:   
Peter Testa, Manager

North National Title  
221 N. LaSalle  
Chicago, IL 60601 4


NNN 121 466 0311 NN

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STATE OF ILLINOIS)  
  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Testa, personally known to me to be the Manager of Testa Properties, LLC, an Illinois limited liability company and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument pursuant to authority given by said company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of September, 2013.



Notary Public



When recorded mail to:

**Marquez Brothers International, Inc.**  
Emma Peña Madrid, Esq.  
General Counsel  
5801 Rue Ferrari  
San Jose, CA 95138-1857

Name & address of Taxpayer:

Marquez Investment Group, LLC  
5801 Rue Ferrari  
San Jose, CA 95138-1857

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## EXHIBIT A

### LEGAL DESCRIPTION

A tract of land which contains all of Lots 1 through 15 and adjoining alley and parts of alleys taken as a tract, in William Sampson's Subdivision of Block 16 in Sampson and Greene's Addition to Chicago, a subdivision of the Northwest 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, (except 5 acres in the Northwest corner of the East 1/2 of said tract) described as follows:

Beginning at the Northeast corner of Lot 1; thence South along the East line of said lot and said East line extended, to the center line of the vacated alley lying South and adjoining Lots 1 through 9; thence West along the center line of said vacated alley and said center line extended, to its intersection with the center line of an alley lying Southeasterly of and adjoining Lots 14 and 15; thence Southwesterly along said center line to its intersection with the extension Southeasterly of the Southwest line of Lot 15; thence Northwesterly along the Southwesterly line of Lot 15 and the extension of said line, to the Southeasterly line of Blue Island Avenue; thence Northeasterly along the Southeasterly line of Blue Island Avenue to the South line of West 15th Street (being the North line of Block 16); thence East to the place of beginning, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 17-20-130-013-0000.

Address(es) of Real Estate: 1501 S. Blue Island Avenue, Chicago, Cook County Illinois.

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. General real estate taxes for the year 2013 which will be prorated with Seller being responsible for 2013 taxes through September 16, 2013.
2. Reservation for the benefit of the Commonwealth Edison Company, its successors and assigns, of easements to operate, maintain, construct, replace and renew overhead poles, wires and associated equipment, and underground conduit, cables and associated equipment for the transmission of electric energy, under, over, and along the vacated alley as contained in the vacation ordinance recorded July 15, 1975 as document 23149424.
3. Covenants, conditions, restrictions and agreements contained in Quit Claim Deed from City of Chicago, a municipal corporation of Illinois, to La Mantia Bros. Arrigo Company dated July 17, 1975 and recorded July 24, 1975 as document 23162534, including (5) prohibition of the execution of any agreement, lease, conveyance or other instrument whereby any part of the Land is restricted upon the basis of race, creed or color, in the sale, lease or occupancy thereof.
4. Encroachment of the building located mainly on the Land onto the easement created by document 23149424 and noted above as shown on plat of survey made by MM Surveying Co., Inc., dated July 29, 2013, Order No. 74686 P2.
5. Encroachments shown on survey made by MM Surveying Co., Inc., Order No. 74686 P2, dated July 29, 2013, as follows:
  - (a) Encroachment of fence posts located mainly on the Land over the Northwesterly line thereof onto Blue Island Avenue by 0.03 feet to 0.27 feet;
  - (b) Encroachment of fence, fence posts, metal platform, concrete pavement and guard rail located mainly on the Land over the South line thereof onto adjoining property by varying distances up to 8.65 feet.
6. Rights of adjoining owner or owners to use, maintain, repair or replace the embankment located on the Southerly part of the Land as shown on survey made by MM Surveying Co., Inc., Order No. 74686 P2, dated July 29, 2013.
7. If any document referenced herein contains a covenant, condition or restriction which is in violation of 42USC 3604(c), such covenant, condition or restriction, to the extent of such violation, is hereby deleted.